

FY2019 EPA Brownfields Assessment Grant
Danville, Virginia

1. Applicant Identification: **City of Danville**
427 Patton Street
Danville, Virginia 24541
2. Funding Requested:
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested:
 - i. \$300,000
 - ii. The City of Danville is not requesting waiver
 - c. Contamination: Hazardous (\$300,000)
3. Location:
 - a. City of Danville
 - b. Pittsylvania County
 - c. Commonwealth of Virginia
4. Property Information for Site-specific Proposals: N/A
5. Contacts:

Project Director: Corrie Teague Bobe Assistant Director Economic Development City of Danville 427 Patton Street Danville, VA 24541 (434) 793-1753 corrie.bobe@discoverdanville.com	Chief Executive/Highest Ranking Official: Ken Larking City Manager City of Danville 427 Patton Street Danville, VA 24541 (434) 799-5100 klarking@danvilleva.gov
--	---
6. Population:
City of Danville Population: 41,911
(2017 American Community Survey 5-year estimates)

FY2019 EPA Brownfields Assessment Grant
Danville, Virginia

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated floodplain.	2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	4
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from the State or Tribal Environmental Authority: Attached



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

Street address: 1111 E. Main Street, Suite 1400, Richmond, Virginia 23219

Mailing address: P.O. Box 1105, Richmond, Virginia 23218

www.deq.virginia.gov

Matthew J. Strickler
Secretary of Natural Resources

David K. Paylor
Director

(804) 698-4000
1-800-592-5482

January 17, 2019

Ms. Corrie Teague Bobe
City of Danville
Economic Development
PO BOX 3300
Danville, VA 24543

Subject: Acknowledgement and Support
FY 2019 Brownfields Assessment Grant Proposal
Community Wide Hazardous and Petroleum Assessment Grant
EPA-OLEM-OBLR-18-06

Dear Ms. Bobe:

The Virginia Department of Environmental Quality (DEQ) is in receipt of your request for support to the above referenced brownfields grant application. The request will be for a community-wide EPA Brownfields Assessment grant for the City of Danville. DEQ is pleased to add our support for the subject EPA grant proposal and has been working closely with the City to address brownfields challenges.

It is our understanding the City will be focusing efforts on sites within the Schoolfield area and River District, where textile mills once lined both the north and south banks of the Dan River. This once thriving industrial City is now working hard to craft a new economic reality by revitalizing the brownfields left behind with the exit of thousands of textile, tobacco and railroad jobs. Danville has already made strides towards revitalization with the creation of a riverfront greenway and the rehabilitation of several buildings in the Tobacco Warehouse District. However, brownfields assistance is greatly needed for the community to realize their vision of a vibrant, repurposed waterfront.

The DEQ Brownfields Program is pleased to provide our support for this grant proposal and feels that if successful the grant funds would play a vital role in the revitalization efforts in the target area. It is our sincere hope that the subject proposal will be successful and I look forward to continuing to work with your staff. If I can be of further assistance please don't hesitate to call me at (804) 698-4064.

FY 2019 Brownfields Assessment Grant Proposal
Community Wide Hazardous and Petroleum Assessment Grant
EPA-OLEM-OBLR-18-06
January 17, 2019

Sincerely,



Vincent A. Maiden, CPG
Brownfields Program Coordinator

cc: Beth Lohman – DEQ-BRRO
Meade Anderson – DEQ- CO
Joe Morici – Cardno

FY2019 EPA Brownfields Assessment Grant
Danville, Virginia

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

For over 125 years, textile manufacturing sustained a way of life in the city of Danville, Virginia. In 1882, Riverside Cotton Mills, later becoming Dan River Incorporated, constructed Mill No. 1 on the north bank of the Dan River to take advantage of the falls on the river to create hydroelectric power and the cotton produced throughout the south. The company quickly grew, constructing six additional mills and support buildings by 1896. The complex, known as the Long Mill, stretched for two-thirds of a mile along the north bank of the river, opposite of the downtown south of the river. In 1921, the company expanded to the south bank and built Mill No. 8 – the White Mill – an icon atop which the large welcoming “Home of Dan River Fabrics” sign was installed in 1948. The White Mill connected to the north-bank Long Mill buildings via a covered pedestrian bridge over the river. Most of the workers lived in close proximity to the complex in the company-built mill village. Other industrial operations and service industries also located in the immediate vicinity to serve the mills and the large associated workforce. Now known as the River District, this will be one of our two target areas.

At the turn of the century, Dan River Power & Manufacturing, which also later became part of Dan River Incorporated, expanded mills upstream and outside the city limits, as the city feared pollution of its water, in the area now known as Schoolfield. In 1903, the company began building a mill village to house the numerous workers, as Schoolfield Mill No. 1 began operations in 1904. Within 10 years, the village encompassed over 800 houses and dormitories with a population of more than 5,000 people, but the mill complex and village remained independent until annexation by the City of Danville in 1951. The mill complex continued to expand over the years and eventually became much larger than the original Riverside mills. Dan River Incorporated became the largest textile firm in the South. At their peak in the 1940s, the Riverside and Schoolfield mills employed over 14,000 workers in a city with a population of around 40,000 people. The Schoolfield area will be our other target area.

The mills dominated life in Danville and were an economic engine for the entire region for decades. However, starting in the 1960s, imported textiles gradually began to impact American manufacturers. While Dan River managed to stay competitive through investments in automation, the shift signaled the beginning of the end for the city’s textile workforce. In the 1990s and early 2000s, the industry collapsed under a surge of imports from Latin America and Asia. In March 2004, Dan River went into bankruptcy. “It seemed like once a month, then every week and then every day, people would lose their jobs,” recalled Jeanne Pearson, who once worked at the mill. In 2006, the company’s remaining operations sold, and the last 500 jobs transferred overseas. Esther Pearson was the last one to leave the Schoolfield mill on Dec. 29, 2006. “Dan River was more than a job. It was a way of life to me,” Pearson said, before her voice cracked and tears came. “And they were good to me.”¹

Many residents missed the bright glow of the neon “Home of Dan River Fabrics” sign, since the White Mill closed in 1997. Since 1948, the sign was visible to airplane passengers landing at Danville Regional Airport or to people returning to the city on South Boston Road. Many were stunned and mourned when, without notice, the letters started to be removed one by one in 2007. In November 2008, a controlled implosion toppled the company’s familiar smokestacks, erasing one of the main physical vestiges of Danville’s long textile heritage.

¹ Bozick, Tara. “The rise and fall of Dan River Inc.” *The News & Advance* [Lynchburg, VA], April 26, 2011.

FY2019 EPA Brownfields Assessment Grant Danville, Virginia

ii. Description of the Priority Brownfield Sites

After the closure, the mill buildings were sold and most were demolished. For years, the sites have sat empty, wasting away. Unseen, but always present, at these sites are the lingering environmental concerns associated with a century of mill operations – dyeing and finishing, dry-cleaning, degreasing, railroad operations, and use of coal and petroleum to feed boilers. However, with ongoing revitalization efforts, these large former mill parcels are key components of the redevelopment strategy for the River District and the Schoolfield area. Therefore, the following are the priority sites for this project:

White Mill – *River District Target Area* – Recently acquired by the Danville Industrial Development Authority (IDA), the White Mill, also known as Mill No. 8, sits on nearly 20 acres on the south bank of the Dan River. Situated on a prominent spot on the river, the four-story, Gothic Revival-style building looms as a large, visual reminder of the past to those crossing the river into downtown. Deteriorating, but still in good structural condition, the building has over 640,000 square feet of space that can be repurposed. The IDA also owns the adjacent vacant parcel, measuring almost four acres. A Phase I Environmental Site Assessment (ESA) completed in May 2017 identified several recognized environmental concerns (RECs) associated with past operations and offsite RECs, including two gas stations and two dry-cleaners. The nearest residences are located approximately 500 feet away.

Long Mill Parcels – *River District Target Area* – On the north bank of the Dan River, the demolition of the mill buildings left only slabs and some debris on two large, vacant parcels, totaling over 27 acres. Portions of the waterfront parcels are in the flood plain. The beds of the railroad that once served the mills have been incorporated into a riverfront greenway, and a chain link fence attempts to keep those enjoying the greenway from exposure to potential contaminants and safety concerns on the former mill parcels. For portions of the parcels, mill houses share the northern property line.

Schoolfield Mills – *Schoolfield Target Area* – Acquired by the IDA in 2013, three of the buildings remain on the Schoolfield site with slabs, debris, and rubble covering where other buildings once stood. Covering over 82 acres, the site stretches from West Main St., where most of the buildings once stood 160 feet above the river, down to the Dan River, where the water filtration plant and powerhouse were located in the flood plain. Former mill houses line the property boundaries to the east and west.

Contaminants of concern on all three priority sites include heavy metals, polyaromatic hydrocarbons (PAHs), volatile and semi-volatile organic compounds (VOCs and SVOCs), solvents, petroleum, and asbestos-containing materials. Additional potential sites identified within the target areas and elsewhere in the city include an auto service garage, two former dry-cleaners, a former junkyard on eight parcels, and three former schools.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

In 2007, Preservation Virginia announced at a press conference held in Danville at the Main Street Methodist Church that the entire city of Danville had been named as one of the Most Endangered Historic Sites in Virginia. In response, the City of Danville and its partners began a major project focused on the revitalization of the historic downtown and the “River District” to create a livable urban center with recreational amenities and entertainment options. Initial efforts resulted in the successful development of a riverfront greenway – the Riverwalk Trail, the creation of a riverfront park and outdoor performance venue, a farmers market, and the restoration of the historic rail station. The City developed a River District Revitalization plan in

FY2019 EPA Brownfields Assessment Grant Danville, Virginia

2011 and adopted design guidelines for the look and feel of the district. Revitalization efforts have been successful thus far, with private investments outpacing public seeding by three-fold. However, the largest, most complicated parcels remain untouched – the targeted former mill properties. Therefore, the City is now focusing on creating viable redevelopment strategies for those sites.

In the River District, the City partnered with the River District Association to secure a \$25,000 grant from the Virginia Department of Housing and Community Development (DHCD) to complete a feasibility study in 2018 of redevelopment options for the White Mill. The resulting conceptual plan for a public-private partnership includes retail, entertainment, and restaurant spaces on the ground floor with hotel, office, and residential spaces on the upper floors and a rooftop pool and restaurant. A recreational riverfront park on a portion of the property and the adjacent parcel will complement the redevelopment and include the conversion of the mill's canal for a whitewater venue. The riverfront park will be integrated into the City's existing greenway system and provide more opportunities for the community to interact with the river. Across the river, the community envisions the private redevelopment of the Long Mill Parcels with multi-family residential and office spaces that will take advantage of the river views and the easy pedestrian access via the greenway to downtown recreational, retail, and entertainment amenities. At the Schoolfield site, the City will focus more on the site's potential to attract businesses and jobs. In 2017, the City and the IDA developed a conceptual plan to redevelop and market the site as a Technology Park with up to 1.9 million square feet of future development opportunity – an ideal location for high tech companies and mission critical data centers, due to inexpensive electricity, unlimited water, and exceptional fiber connections in the area.

With funding from this brownfield project, plans for each of the targeted sites will be further refined and developed based on the findings of environmental assessments, community input, and data gathered through redevelopment planning efforts.

ii. Outcomes and Benefits of Redevelopment Strategy

The redevelopment of the targeted mill properties have the potential to significantly attract public and private investment, create jobs, increase property values, bring additional people to the downtown, and create new recreational opportunities for the community. However, the lingering questions regarding their potential environmental issues must first be addressed. The feasibility study completed for the envisioned mixed-use redevelopment at the White Mill estimated the total investment could approach \$200 million, creating hundreds of temporary construction jobs, over 300 hotel jobs, and 50-100 restaurant jobs as well as workers to fill the proposed office space within the building. The adjacent proposed riverfront park and recreational area will require \$10 million in public and private donations. The Long Mill parcels could attract additional millions in private investment to create residential and office space along the north bank of the Dan River. Danville has seen similar success with the recent redevelopment of the former Dan River Research building located just downriver of the White Mill into a mixed used office, residential, and retail complex. Assessed at only \$405,000 in 2007, the redeveloped building is now assessed at over \$12 million – nearly a 3,000% increase. Adjacent and nearby properties have also seen increases in their assessed values, some even without redevelopment, as the project has encouraged additional investment in the area. A similar result for the White Mill would increase its assessed value from the current \$1.5 million to over \$45 million, while the Long Mill Parcels would potentially increase from nearly \$1 million to over \$30 million. At the Schoolfield site, the development of a Technology Park would also bring significant investment and jobs to the area. In nearby Boydton, VA, Microsoft has invested over \$650

FY2019 EPA Brownfields Assessment Grant Danville, Virginia

million in their data center operations. The Schoolfield site offers the needed electrical and fiber utilities, unlimited water, and space to construct new, energy efficient buildings or upgrade existing buildings to meet any company's needs. The site also offers 4 MW of renewable, onsite hydroelectric power, and the plan lays out over 800,000 square feet of rooftop space that could be fitted with solar panels to potentially generate 12 MW of power. The employees and residents at the redevelopments would further create jobs and investment in the surrounding River District and Schoolfield areas as additional retail, entertainment, and office spaces seek to locate near these catalyst sites.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

As a municipal government, the City is eligible for numerous state and federal grants and loans. The proposed redevelopments are also eligible for various tax credits, rebates, and incentives. As many of these funding sources are limited in scope, this project will help unlock these funds by clarifying the environmental issues. For additional environmental assessment needs, the City can request up to \$50,000 in funds from the state-funded Virginia Brownfields Assistance Fund (VBAF). If environmental cleanup is required, the City will seek up to \$500,000 in a remediation grant from the VBAF and/or an EPA Brownfields Cleanup Grant. For the \$10 million needed for the riverfront park development, the City will utilize \$2 million received from Duke Energy (from a settlement after a major coal ash release to the Dan River), \$4.5 million from a local foundation, and the remaining \$3.5 million from fundraising donations. The proposed redevelopment of the White Mill (National Register of Historic Places #108-0123) includes taking advantage of over \$75 million in state and federal historic tax credits. The development of a data center on the Schoolfield site is eligible for the state's Sales and Use Tax Exemption for Data Centers (exempts servers and enabling hardware from 5% sales tax with \$150 million investment). Based on their capital investment, job creation potential, and some other factors, the redevelopments may also be eligible to use cash grants from the Governor's Opportunity Fund and/or the Tobacco Revitalization Opportunity Fund. The target sites are also located in an Enterprise Zone, making them eligible for Real Property Investment Grants (up to \$200,000) and Job Creation Grants (up to \$800 per job). The River District sites are also included in an Opportunity Zone and eligible for financing from a Qualified Opportunity Zone Fund. For projects that create at least 25 jobs, the City will directly reimburse for water, gas, and sewer tap fees to the facility. In addition, the City offers a Technology Enhancement Grant for projects that create at least 25 jobs and invest \$2 million over a 3-year period. The City and its project partners will aggressively pursue these and other funding sources needed to facilitate the redevelopment of these catalyst sites.

ii. Use of Existing Infrastructure

As former industrial properties, the target sites have the needed infrastructure in place to serve the proposed redevelopments. All of the priority target sites are located on highway corridors with four travel lanes, and the River District properties are connected to the City's Riverwalk Trail system. City water is also available with 10" and 12" connections to the City mains and a plant rated at 18 MGD, with surplus capacity of over 13 MGD. Danville's waste water treatment plant has a permitted capacity of 20 MGD and has surplus capacity of over 12 MGD. Several Tier 1 service providers offer fiber connections at terabyte speed capacity. Both Appalachian Power and the Danville Electric Utility can provide sufficient power to the sites, including up to 300 MW to the Schoolfield site, which has two substations located on site.

FY2019 EPA Brownfields Assessment Grant Danville, Virginia

The only infrastructure need key to revitalization of the White Mill is the rehabilitation of the former pedestrian bridge that once connected it to the Long Mill on the north bank. Currently, access is restricted to the bridge as repairs and abatement of asbestos-containing materials and lead-based paint are needed. The City has negotiated an agreement with the current owner to donate the structure to the IDA, and the IDA has secured a \$500,000 grant from VBAF to complete the abatement. The project is expected to be completed by May 2019.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

The companies initially built mill villages to house the sizeable workforce needed to staff the enormous mills. Within walking distance to the sites, these working-class neighborhoods provided a decent quality of life for many years. However, as production at the mills decreased, the social and economic conditions in the neighborhoods also declined. The target areas include approximately 8,400 residents, or 20% of the city's population. The per capita income of \$14,907 in the neighborhoods adjacent to the White Mill are almost 1/3 less than the city's \$21,882 and 60% less than the state's \$36,268. Over 35% of individuals and 47% of families with children are below the poverty level. Near the Long Mill, median home values are only \$58,300 compared to \$90,900 in the city and \$255,800 in the state, and 19.6% are vacant compared to 15.6% in the city and 10.4% in the state. The census tract around the Schoolfield mill village includes more affluent areas of the city and, therefore, does not accurately reflect the target area mill village, which is similar to one near the White Mill. For example, the median home value in the census tract is \$125,000; however, Zillow.com shows homes in the target area average \$47,000, but average over \$245,000 in another neighborhood in the same census tract. The three elementary schools that serve the mill villages – Schoolfield Elementary, Woodrow Wilson Elementary, and Forest Hills Elementary – are all Title 1 schools, where 100% of students qualify for free and reduced lunch. The demographics of the target areas hinder their ability to attract investment, particularly on large sites with potentially complex environmental issues. Public assistance is needed. With a small overall population and a low median household income (\$34,951 compared to the state's \$68,766), the City must leverage other funding sources to encourage the assessment, cleanup, and redevelopment of these brownfield sites.²

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

The target areas are largely low-income communities with a significant population of minority residents – over 70% compared to 54% in the City, 25% in the county, and 32% in the state. The target areas also include slightly elevated percentages of women of child bearing age (44% vs 34% in the City) and the elderly (18% vs. 14% in the state). These sensitive populations are more susceptible to the risks of exposure to environmental contamination, including the potential heavy metals, PAHs, VOCs, SVOCs, solvents, petroleum, and ACM on the mill sites. Nearby residents, trespassers, and those living downriver are at risk to exposure from contamination on site, plumes migrating offsite, or contaminated runoff washed from the site into the Dan River. Many lower-income residents may also be exposed through fishing in the Dan to supplement their household food supply. Assessments under this project will allow the City to identify the actual risks on the sites and take actions to mitigate any potential threats. In addition, the blighted sites impact the welfare of the target community by depressing the adjacent

² US Census 2017 American Community Survey 5-year estimates for the City and Census Tracts 3, 5, & 7.

FY2019 EPA Brownfields Assessment Grant Danville, Virginia

values of homes and property, and the closure and continued vacancy of the mills have increased unemployment in the area. By facilitating their redevelopment, this project will reduce the blight and create jobs in the target community.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

According to a 2017 health rankings from the Robert Wood Johnson Foundation and the University of Wisconsin Population Health Institute, Danville is 127th out of 133 localities in the state. Danville struggles due to higher than average rates of obesity, physical inactivity, violent crime, percentage of children in poverty, and unemployment. Data from the Virginia Department of Health (2015 latest available) shows higher percentages for infants with low birth weight (12.3 vs. 8.2), asthma in adults (14.0 vs. 6.7), and lung disease (12.0 vs. 6.2) in the city compared to the statewide averages. The Centers for Disease Control reports the city has a hospitalization rate of 140.2 per 1,000 for heart disease and a rate of 177.9 per 1,000 for heart disease in African-American persons, compared to 123.2 per 1,000 statewide. The city also has an elevated incidence of cancer with 451.8 cases per 100,000 compared to 414.3 for the state and 441.2 for the US. The suspected contaminants on the sites, include PAHs linked to lung cancers, heavy metals and petroleum constituents linked to prostate cancers, and dry-cleaning solvents linked to cancer of the esophagus. In Danville, the incidence of lung cancers is 70.2 compared to 58.9 in the state and 60.2 in the US. The incidence of prostate cancers is 118.4 in the city, compared to 102.8 in the state and 109.0 in the US. More strikingly, the incidence of cancers of the esophagus in the city at 9.2 is the second highest in Virginia, which is at 4.2, while the US only at 4.6.³ In Virginia, birth defects are the leading cause of death in the first year of life. A ten-year study found the city's rate is 40% higher than the statewide rate (681.52 vs. 493.80 per 10,000 live births, respectively).⁴ Many environmental contaminants have been linked to birth defects, including the potential heavy metals, PCBs, and solvents suspected to be present on the targeted sites. The assessments under this project will help identify the actual risks so appropriate actions can be taken to prevent exposures.

(3) Economically Impoverished/Disproportionately Impacted Populations

As mill villages, the residents were located in close proximity to the industrial textile operations and the associated railroad lines serving them. Many homes share a property line with the mills, and hundreds more are located within only a few blocks of the target sites. The target area historically disproportionately shared the negative environmental consequences of the mill and railroad operations, and now the low-income, minority communities of the target area continue to disproportionately share the negative environmental legacy of the target sites. Residents of the target areas are at more risk of exposure to wind-blown contaminants or contaminated site runoff, and the low-income residents are more likely to rely upon sustenance fishing in the Dan River, where a fish advisory warning of PCBs and mercury has been in place since 1999. Site assessments and cleanup planning under this project will identify potential contaminants, migration pathways, and containment measures to help prevent offsite transport and exposure to contaminants.

b. Community Engagement

i. Community Involvement

List of Project Partners

³ CDC's National Program of Cancer Registries Cancer Surveillance System November 2017 data submission and SEER November 2017 submission as published in United States Cancer Statistics

⁴ Virginia Congenital Anomalies Reporting and Education System Birth Defect Surveillance Data Project.

FY2019 EPA Brownfields Assessment Grant
Danville, Virginia

Partner Name	Point of contact	Role
River District Association	Diana Schwartz, Executive Director riverdistrictassociation@gmail.com (434) 791-0210	Coordinate efforts to revitalize district and support redevelopment planning; assist with community outreach and share info; help identify and prioritize additional sites
Danville Pittsylvania County Chamber of Commerce	Alexis Ehrhardt, President & CEO aerhardt@dpchamber.org (434) 836-6990	Coordinate efforts to support economic development and the regional business community; assist with community outreach and share info
Edgewood Mimosa Neighborhood Group	Vera Hopkins, Member golfsouthernhills@gmail.com (434) 793-2582	Provide opportunities to engage with residents within the Schoolfield neighborhood
Dan River Basin Association	Amy Farinelli, Program Coordinator afarinelli@danriver.org (434) 792-3700 ext. 233	Provide opportunities to engage with residents that actively protect and promote activity along the Dan River
After Hours Rotary	Inez Rodenburg, President inezrodenburg@yahoo.com (434) 799-5205	Provide speaking engagement opportunities
Riverview Rotary	Dan Hayes, President dhayes@averett.edu (434) 791-7252	Provide speaking engagement opportunities
Danville Ministerial Alliance	Elder Francine Gordon. Director imcmplt@yahoo.com (434)441-6603	Provide speaking engagement opportunities to local church groups

ii. Incorporating Community Input

Community input and participation were essential components during the creation of the initial River District Revitalization Plan and the conceptual plans for the White Mill, Schoolfield site, and the riverfront park. The City will continue to build upon the success of those efforts to involve the public and stakeholders in the brownfields project. As assessments and cleanup plans are developed, the City will solicit input on specific cleanup plans and options. The Project Team will then work with stakeholders to update the revitalization plans and concepts to account for site constraints, community and market needs, and potential funding strategies. Community partners and stakeholders will also be asked to help identify and prioritize additional sites for assessment and planning efforts. The team will communicate project updates at least quarterly via City Council briefings, social media, the City's website, the River District Association's blog, and articles in traditional media. The Project Team will consider community concerns at their monthly meetings and respond to any questions and concerns raised in a timely manner.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

The City will use the requested funds to complete four main tasks – project management, site assessment and cleanup planning, community outreach, and redevelopment planning.

Task 1 – Project Management: The City's Project Manager will oversee all project activities and ensure all tasks are completed in accordance with the work plan and the terms and conditions of the cooperative agreement. The Project Manager will be responsible for supervising the Qualified Environmental Professional (QEP), which the City has already hired through a competitive process in accordance with procurement rules in the Code of Federal Regulations. The Project Manager will hold monthly meetings with the Project Team to review tasks, assess progress, and address any issues. With the assistance of the QEP, the Project Manager will complete all required EPA reporting requirements, including Quarterly Reports,

FY2019 EPA Brownfields Assessment Grant Danville, Virginia

annual Disadvantaged Business Enterprises (DBE) utilization reports, annual Federal Financial Status reports, and entering site-specific information into the ACRES database (at least quarterly). City staff will attend national and regional brownfield training workshops to learn and share best practices, network with potential developers, and gather strategies for success. The City's staff will be provided as an in-kind, leveraged resource.

Task 2 – Site Assessments and Cleanup Planning: The QEP will lead the environmental site assessments and cleanup planning efforts for the project. The majority of site assessment funds are needed to complete comprehensive Phase II ESAs at the three target priority sites, but other site assessments may include Phase I and II ESAs, Asbestos-containing Materials (ACM) surveys, Lead-based Paint (LBP) surveys, wetlands delineations, endangered species surveys, and cultural resource surveys at the targeted or other priority sites. If contamination is found, the QEP will complete Analysis of Brownfield Cleanup Alternatives (ABCA) documents to prepare the sites for remediation grants from VBAF and/or EPA. A Generic Quality Assurance Project Plans (QAPP) will be completed the first quarter. Site-specific Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HSPS) will be drafted in the second quarter of the project for the priority sites, so Phase II ESAs are anticipated to begin in the second to third quarter. If needed, ABCAs will be completed by the fourth quarter, in time to apply for remediation grants. Quarterly, the project team will solicit input from the community and project partners and consider other priority sites. As funding allows, additional site assessments and ABCAs will be completed between the third and tenth quarters on sites within the target areas or elsewhere within the city.

Task 3 – Community Outreach: The City's Project Manager will lead the community outreach tasks with assistance from the QEP. In the first Quarter, the City will work with the QEP to draft a Community Involvement Plan (CIP) to guide the project team's efforts throughout the project. Activities will include meeting with specific community groups and organizations, soliciting input and participation in additional visioning activities, educating and informing the public on the assessment findings, seeking feedback and questions on proposed cleanup plans, and responding to community concerns. Outreach events will be scheduled at least quarterly. Project updates will be communicated regularly through social media, the City's website, City Council briefings, and articles published in traditional media.

Task 4 – Redevelopment Planning: As the assessments and cleanup planning are completed for the sites, the plans and concepts developed for each may need to be refined and developed further. The City's Project Manager will lead efforts to work with the stakeholders continue to develop a viable strategy and vision for each site that takes into account the site constraints as well as market conditions and available sources of funding. The QEP will provide technical support and planning expertise to assist the City with this task. Planning efforts for the priority sites will begin in the fourth quarter following the Task 2 assessment activities and continue through the sixth quarter. As additional sites are identified and as funding allows, the City will initiate redevelopment planning activities through the tenth quarter.

The City anticipates that the majority of funds will be expended by the tenth quarter, leaving two quarters to ensure all project activities are completed in the three-year period of performance.

b. Cost Estimates and Outputs

The following cost estimates were developed based on the information already available for the priority sites and information provided by the QEP from other communities' brownfield projects.

FY2019 EPA Brownfields Assessment Grant Danville, Virginia

Task 1 – Project Management:

In-kind Labor: Average of 4 hours of staff/week (4x52x3x\$45/hr) = \$28,080
Travel Costs: 2 staff attend 2 regional workshops (2x2x\$500/person), 2 staff attend national conference (2x\$1,500/person) = **\$5,000**
Contractual Costs: 36 project team meetings (36x\$250); 12 Quarterly Reports (12x\$300); 3 annual reports (3x\$100); 1 final summary report (\$2,100); quarterly ACRES updates (12x\$250) = **\$18,000**
Outputs: 12 Quarterly Reports, 3 DBE reports, 3 FFRs, 1 Final Summary Report

Task 2 – Site Assessments and Cleanup Planning:

Contractual Costs: White Mill Phase II ESA (\$45,000); Long Mill Phase II ESA (\$35,000); Schoolfield Phase II ESA (\$65,000); 3 Phase I ESAs (3x\$3,500); 2 other Phase II ESA (\$22,500); 4 ABCAs (4x\$3,500) = **\$214,500**
Outputs: 3 Phase I ESAs, 1 QAPP, 5 SAPs, HSPs, & Phase II ESAs Reports, 4 ABCAs

Task 3 – Community Outreach:

Supplies: Materials (maps, posters, flyers, etc.) for meetings (12x\$250) = **\$3,000**
Contractual Costs: Community Involvement Plan (\$4,500); Quarterly outreach meetings (12x\$1,000); Quarterly articles/media updates (12x\$250) = **\$19,500**
Outputs: 1 CIP, 12 Community Meetings, 12 Articles or Outreach Collateral

Task 4 – Redevelopment Planning:

Contractual Costs: Updated White Mill Plan (\$15,000); Long Mill concepts (\$7,500); Updated Schoolfield Plan (\$10,000); Updated riverfront park plan (\$7,500) = **\$40,000**
Outputs: 4 Updated Redevelopment Plans and Concepts

Budget Categories		Project Tasks				Total
		Project Management	Site Assessment	Community Outreach	Redevelopment Plans	
Direct Costs	Personnel					
	Fringe Benefits					
	Travel	\$5,000				\$5,000
	Equipment					
	Supplies			\$3,000		\$3,000
	Contractual	\$18,000	\$214,500	\$19,500	\$40,000	\$292,000
	Other					
Total Direct Costs		\$23,000	\$214,500	\$22,500	\$40,000	\$300,000
Indirect Costs						
Total Budget		\$23,000	\$214,500	\$22,500	\$40,000	\$300,000

c. Measuring Environmental Results

The Project Team will meet monthly to review task activities, evaluate progress towards meeting goals, and to make adjustments as necessary to ensure the project remains on budget and schedule. The team will measure progress by the timely completion of the site assessments at the priority sites and the subsequent cleanup and redevelopment plans for each site selected. The Project Manager will closely track progress to ensure outputs are met (listed in section 3.b), and outcomes achieved, such as acres ready for reuse, jobs created, funds leveraged, number of attendees at public meetings, etc. Results, outputs, and outcomes will be included in the Quarterly Reports submitted to the EPA as well as entered into the ACRES database.

FY2019 EPA Brownfields Assessment Grant
Danville, Virginia

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

The City's Assistant Director of Economic Development, Ms. Corrie Bobe, will lead the project for the City. After joining the City in 2009, Ms. Bobe has been heavily involved in the redevelopment of the River District properties. As the City's Project Manager, she will lead most project activities and provide close supervision of the QEP and consultants leading the technical tasks. Ms. Bobe has over 12 years of experience in project management and economic development. She has a Bachelor's Degree in Marketing Management from Virginia Tech and is a graduate of the University of Oklahoma's Economic Development Institute and the Danville Pittsylvania County Chamber of Commerce's Leadership Southside XVII program. She will be supported by Mr. Ken Gillie. As Director of Community Development, Mr. Gillie is responsible for many community development projects throughout the city. He led the City's previous 2006 Brownfields Cleanup project and will support Ms. Bobe with oversight of project tasks, particularly the site assessment, cleanup, and redevelopment planning tasks. The Director of Finance, Mr. Michael Adkins, and his staff will support the management of grant funds, associated reporting, and any procurement needs. Additional City staff, including administrative and technical staff, are available and will support the project, as needed.

ii. Acquiring Additional Resources

Within the Finance Department, the Purchasing Division provides centralized purchasing operations to secure high-quality products and services at the best possible cost for all of the departments throughout the City. In accordance with procurement requirements in the Code of Federal Regulations, the Purchasing Department released a request for qualifications in August 2018 to enter into a general engineering contract with a firm for a wide range of brownfield consulting services. After a thorough review of the qualification packages received, the City interviewed four firms and selected one team with a QEP and lengthy brownfields experience. Upon award of the cooperative agreement, the Department will negotiate a task order with the selected firm to support this particular project. The Purchasing Department is prepared to procure additional resources to support the project, as needed.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

The City of Danville received a brownfields cleanup grant for the Klaff Redevelopment site, a former scrap yard at 501 Bridge Street, in 2006. The site was contaminated with metals and polynuclear aromatic hydrocarbons.

(1) Accomplishments

Funds were used to prepare a cleanup plan, remove and dispose of approximately 150 cubic yards of soil, and prepare the site for the construction of an asphalt cap. Portions of the site were redeveloped into a parking lot to serve the River District and the Riverwalk Trail. A total of 5.8 acres were made ready for reuse. The outputs and outcomes are reflected in the ACRES database, and the cleanup was included in the FY10 EPA metrics.

(2) Compliance with Grant Requirements

The City complied with the work plan, schedule, and terms and conditions of the cooperative agreement. The results of the project were reported in a timely manner and included in ACRES. The City submitted all required technical and administrative reports in a timely manner, and the project was closed with all funds expended.

FY2019 EPA Brownfields Assessment Grant
Danville, Virginia

THRESHOLD CRITERIA for ASSESSMENT GRANTS

1. Applicant Eligibility

The City of Danville, Virginia, is a general-purpose unit of local government as defined under 2 CFR 200.64.

2. Community Involvement

Community input and participation were essential components during the creation of the initial River District Revitalization Plan and the conceptual plans for the White Mill, Schoolfield site, and the riverfront park. The City will continue to build upon the success of those efforts to involve the public and stakeholders in the brownfields project. As assessments and cleanup plans are developed, the City will solicit input on specific cleanup plans and options. The Project Team will then work with stakeholders to update the revitalization plans and concepts to account for site constraints, community and market needs, and potential funding strategies. Community partners and stakeholders will also be asked to help identify and prioritize additional sites for assessment and planning efforts. The team will communicate project updates at least quarterly via City Council briefings, social media, the City's website, the River District Association's blog, and articles in traditional media. The Project Team will consider community concerns at their monthly meetings and respond to any questions and concerns raised in a timely manner.

3. Expenditure of Grant Funds

The City of Danville does not have an active EPA Brownfields Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☒ Preapplication
☐ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/30/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Danville, Virginia

* b. Employer/Taxpayer Identification Number (EIN/TIN):

546001243

* c. Organizational DUNS:

0660082510000

d. Address:

* Street1:

427 Patton Street

Street2:

* City:

Danville

County/Parish:

* State:

VA: Virginia

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

245410000

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Corrie

Middle Name:

Teague

* Last Name:

Bobe

Suffix:

Title: Assistant Director of Economic Development

Organizational Affiliation:

* Telephone Number:

(434) 793-1753

Fax Number:

(434) 797-9606

* Email:

corrie.bobe@discoverdanville.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Danville Community-wide Brownfields Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: